



**TROY PETERSEN**  
 Personal Real Estate Corporation  
 www.troypetersen.com  
 (250)858-1134  
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**6236 Elizabeth Garden Crt  
 CS Tanner ~ V8Z 0E3**

Finished Rooms				
Rooms / Lvl's	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Finished SqFt:	1,012	1,184	1,158	
Entrance	7x4	9x5		
Living	16x11	18x18		
Dining	8x5	13x12		
Kitchen	12x9	16x14		
Mast Bdrm	13x10	17x15	17x15	
Bathroom	4	2	4	
Bedroom	13x12		13x13	
Ensuite	4		4	
Bedroom			13x12	
Mast Bdrm-Add			10x7	
Laundry			10x7	

Listing Summary	
<b>MLS#:</b> 408945	<b>List Price:</b> \$1,299,000
<b>Status:</b> Current	<b>Orig Price:</b> \$1,299,000
<b>SubClass:</b> SF Det	<b>Sold Price:</b>
<b>DOM:</b> 0	<b>Pend Date:</b>
<b>Taxes:</b> \$5,684	<b>Mth Assmt:</b> \$20
<b>2019 Asmt:</b> \$1,078,000	<b>Title:</b> Frhld/Strata

Interior Details	
<b>Layout:</b>	Main Level Entry with Lower/Upper
<b>Bedrms:</b> 5	<b>Kitchens:</b> 2
<b>Baths Tot:</b> 5	<b>Fireplaces:</b> 1
<b>Bth 2Pce:</b> 1	<b>Main Lev:</b> Level 2
<b>Bth 3Pce:</b> 1	<b>Fin SqFt:</b> 3,354
<b>Bth 4Pce:</b> 2	<b>Unfin SqFt:</b> 618
<b>Bth 5Pce:</b> 2	<b>Bed &amp; Brk:</b>
<b>Ens 2Pce:</b>	<b>Adnl Acc:</b> Existing
<b>Ens 3Pce:</b>	<b>Basement:</b> 8' / Finished - Fully
<b>Ens 4+Pce:</b> 2	<b>FP Feat:</b> Living Rm, Natural Gas
<b>App Incl:</b>	Central Vac/Equip, Dishwasher, Electric Garage Door Opener, F/S/W/D, Garage
<b>Int Feat:</b>	Blinds, Closet Organizer, Dining Area, Dining Room Separate, Flrs/Laminate, Flrs/Tile, Flrs/W-W Carpet, Screens, Storage In Suite,

Unfinished Rooms			
Garage		22x22	
Storage	11x8		
Porch		11x6	
Patio		15x15	
Deck		15x14	

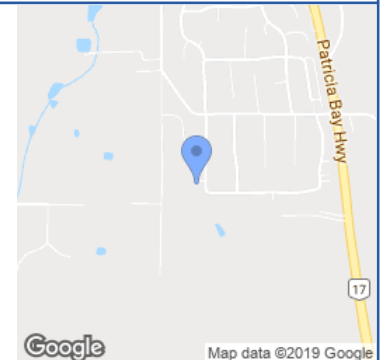
Schools		
Elementary	Middle	Senior
63 Keating	63 Bayside	63 Stelly's

**Remarks**  
 2016 built family home with four bedroom main residence and LEGAL one bedroom suite. Located in a quiet enclave of newer homes on Tanner Ridge. Quality construction with 3354sqft of living space over three levels featuring open concept main living area with 9 foot ceilings, large living room with feature gas fireplace and wall to wall built-ins as well as outdoor access to 400+sqft of patio and deck space. Dream chefs kitchen with ceiling height maple shaker cabinets, large island and stainless steel appliances. Upstairs features three large bedrooms and laundry room. Master bedroom has 10x7 walk-in closet and beautiful ensuite with tiled shower and double sinks. Lower level has perfect guest bedroom with its own ensuite as well as a self-sufficient one bedroom suite ready for new tenants or a space even the most discerning family members will approve. Heat pump for efficient heating and A/C! Awesome backyard is fully fenced and property backs onto creek and greenspace. Don't miss out!

Building Information	
<b>Built (est)</b> 2016	<b>Lgl NC Use:</b> Frnt Faces: N Bldg Sch: Yes Bldg Style: Rear Faces: S Bldg Warr: EnerGuide Rtg/Dt:
<b>Lsd Equ:</b>	<b>Fuel:</b> Electric, Gas
<b>Const Mt:</b> Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Windows Thermo, Windows Vin	<b>Heat:</b> Air Conditioning, Gas Fireplace, He
<b>Ext Fin:</b> Cement Fibre Siding, Shingle-Wood, Stone	<b>Roof:</b> Fibreglass Shingle
<b>Ext Feat:</b> Balcony/Deck, Fenced Yard/Full, Patio, Porch	<b>Fndn:</b> Concrete Poured
	<b>Accss</b>

Lot/Strata Information	
<b>Lot Size</b> 8,963sqft / 0.21ac (est)	<b>Shape:</b> Irreg. <b>ALR?:</b> No
<b>Prk Type:</b> Driveway, Garage Doub	<b>Prk #:</b> 5 <b>SLot:</b> 4
<b>Water:</b> City/Munic.	<b>Waste:</b> Sewer
<b>Lot Feat:</b> View: Valley, Cul-de-sac	<b>Services:</b> Cablevision, Compost, Electricity, Garbage, Gas, High
<b>Complex:</b>	<b>Mgd By:</b>
<b>SqFt Balc:</b>	<b>Rent Alld?:</b> Unrestricted
<b>SqFt Prk:</b>	<b>Yng Ag Alld?:</b> 0
<b>SqFt Pat:</b>	<b>Pets Alld?:</b> Aquariums, Birds, Caged Mammals, Cats, Dogs: No L
<b>SqFt Strg:</b>	<b>BBQs Alld?:</b> Yes
<b>Gnd Lev?:</b>	<b>Com Str Itm:</b> Private Road
<b>Shrd Am:</b>	<b>Assmt Incl:</b>

**Photos and Map**



**Brokerage Fee:** 3%1st\$100k, 1.5%Balance

Wednesday, May 1, 2019

Residential Client Detail WH & Photos

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrolment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. An MLS# number flagged " \*\*\* " indicates a listing originating from the Vancouver Island Real Estate Board MLS# System: as it is an automated translation, listing information will not be complete in all respects and consumers may wish to consult with their REALTOR® for more details. Data © Victoria Real Estate Board



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